

BROADVIEW-BITTER LAKE-HALLER LAKE BUILT ENVIRONMENT

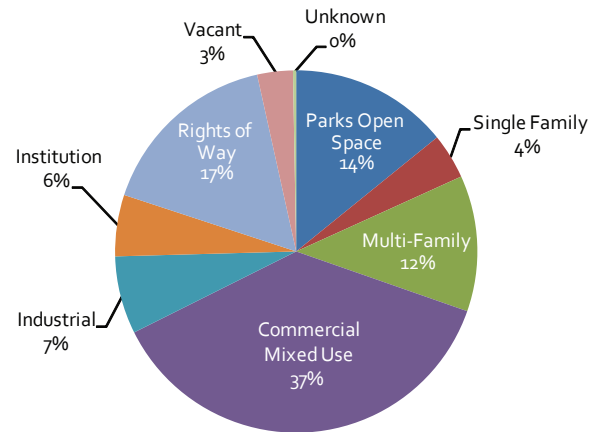
Broadview	2000 Census
Housing Units	2,465
Owner Occupied	716
Renter Occupied	1,664
Vacant Housing Units	85
Average HH Size	1.74
Owner Occupied	2.13
Renter Occupied	1.58
Median Contract Rent	\$585
Median House Value	\$192,672

*SF-3 block group estimates

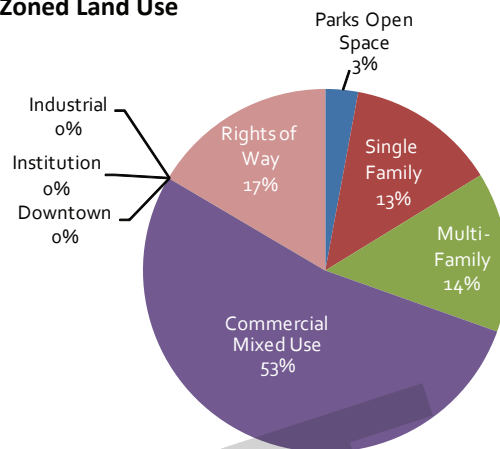
Current Densities	as of 2007
Gross Acres	344
Housing Units/Acre	7.40
Population/Acre	12.20
Jobs/Acre	9.60

Source for land use and density information: DPD
(Comprehensive Planning section)

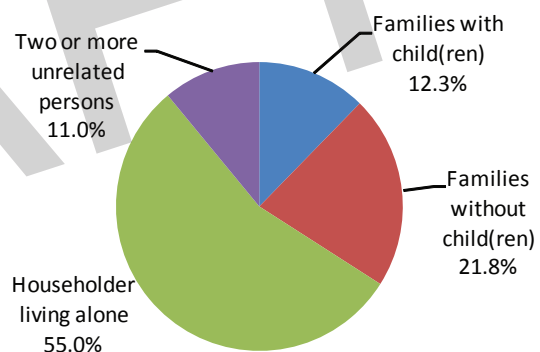
Existing Land Use



Zoned Land Use



Household Types
for all households

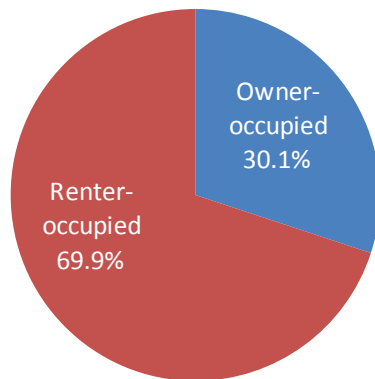


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

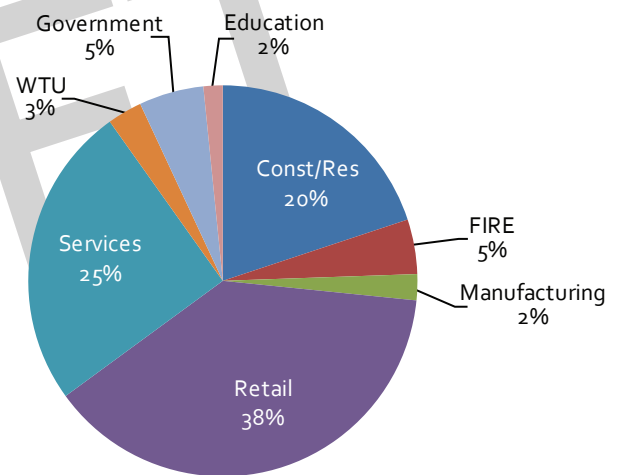
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Broadview-Bitter Lake-Haller Lake Neighborhood Plan: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>
- Broadview-Bitter Lake-Haller Lake Design Guidelines: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

Web Links

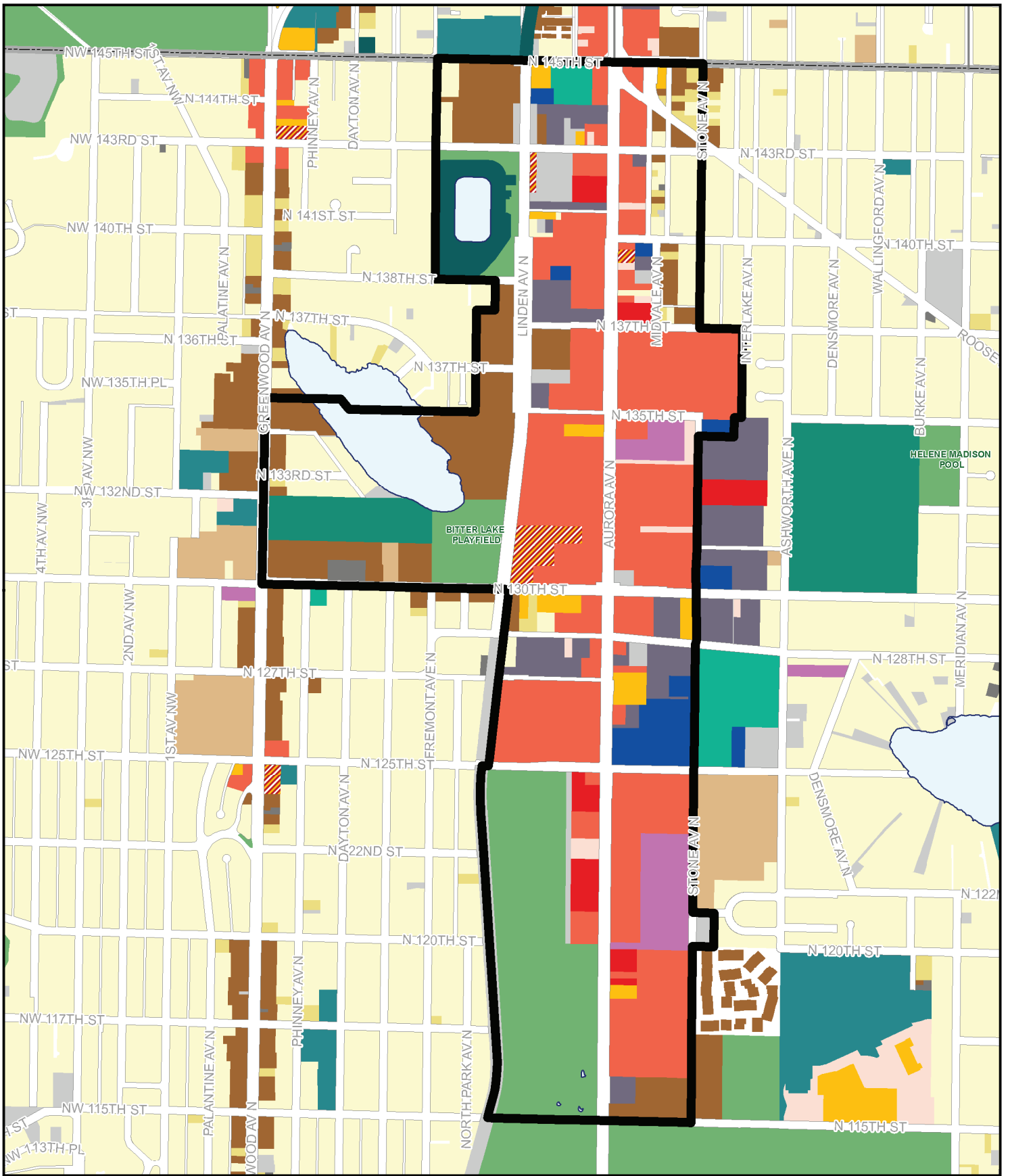
- Department of Planning and Development: <http://www.seattle.gov/dpd/>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Broadview-Bitter Lake-Haller Lake

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

Urban Village

Water Body
Easement
Vacant
Unknown

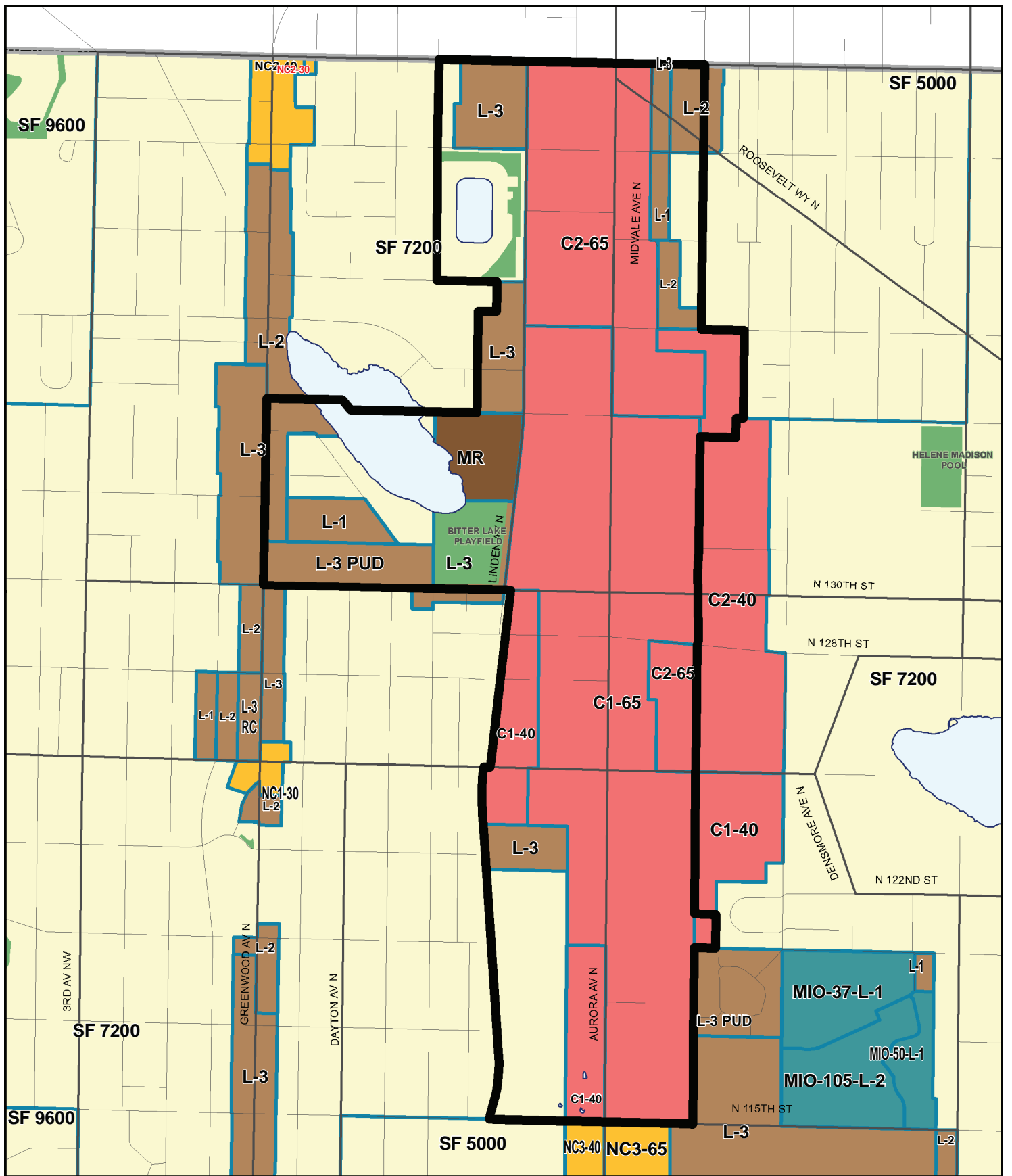
LINK Light Rail

Stations
At-Grade / Aerial
Tunnel

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles



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Broadview-Bitter Lake-Haller Lake

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family
- Single Family
- Downtown
- ID/Pike Mrkt/Pioneer Sqr
- Other Industrial
- General Industrial
- MIO

Station Area Overlay

- City Open Space
- Urban Village

LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel



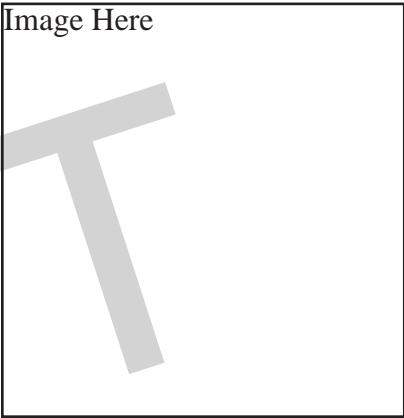
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BROADVIEW-BITTER LAKE-HALLER LAKE GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Broadview- Bitter Lake	359	2,010	6	800	8	4,010	11	750	13

Development Capacity as of 2007



Housing Units	8,503
Commercial S.F.	7,074,041
Jobs	23,580

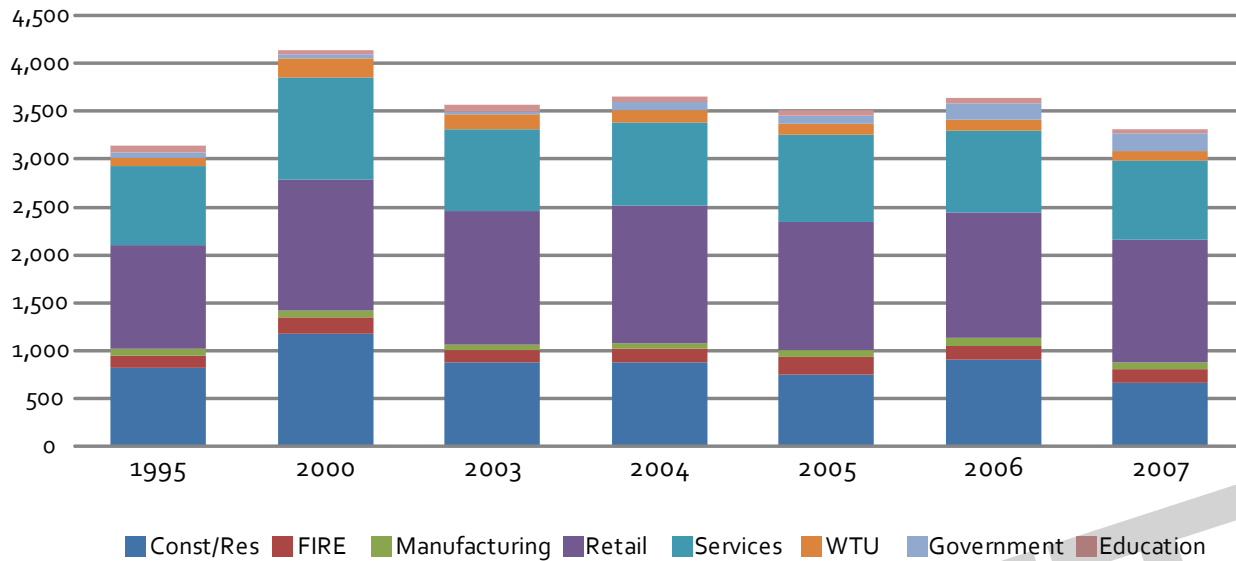
Source: DPD capacity model

Residential Construction

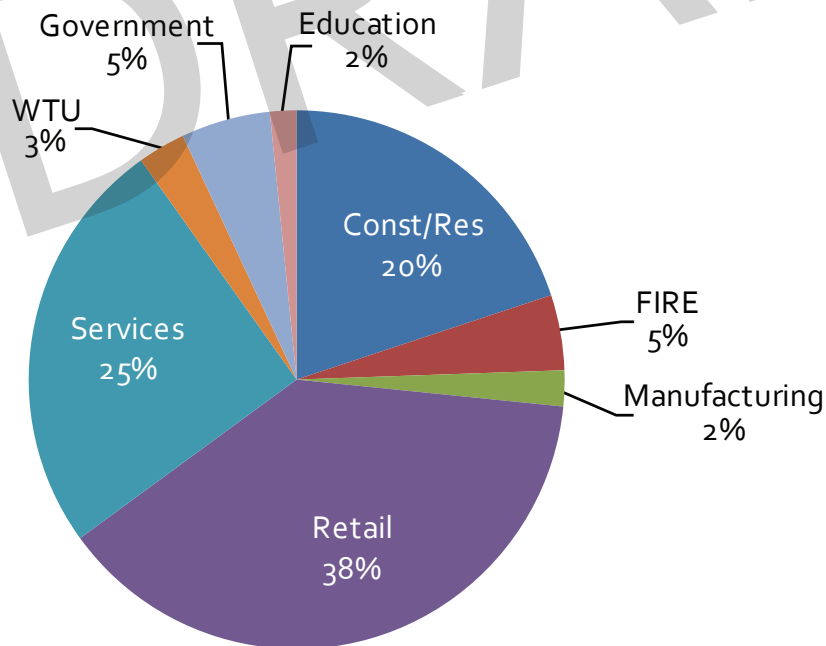
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	14	10	6
Accessory Dwelling Units	0	0	
Multi-Family	28	498	4
Mixed Use	462	0	
Institution	0	0	
Industrial	0	0	
Total New	504	508	10

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
 Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

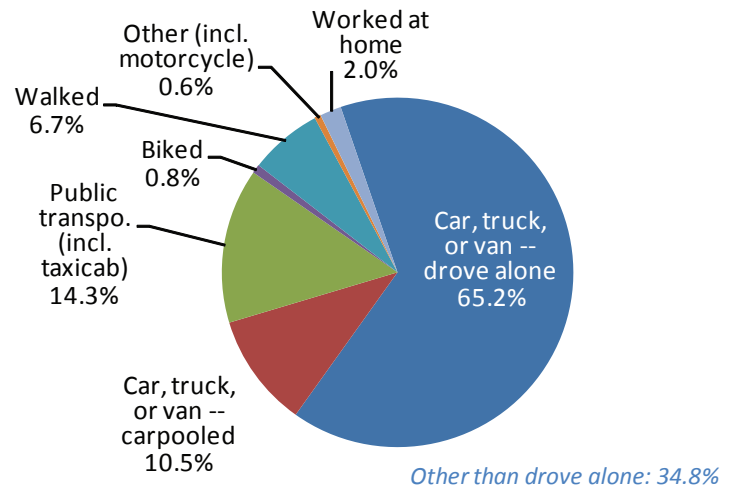
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

BROADVIEW-BITTER LAKE- HALLER LAKE TRANSPORTATION

Nice Picture Here

Means of Transportation to Work

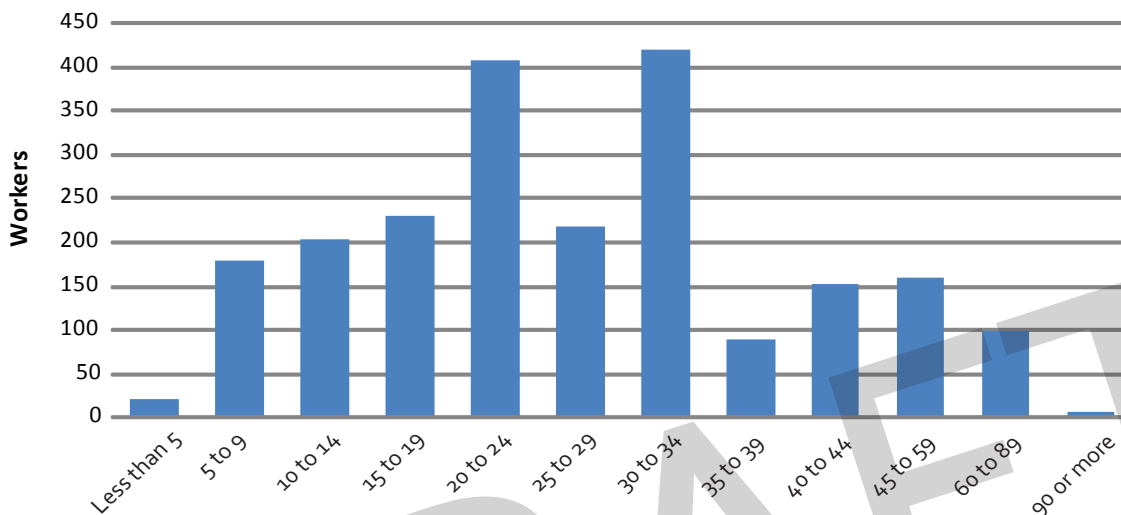
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home

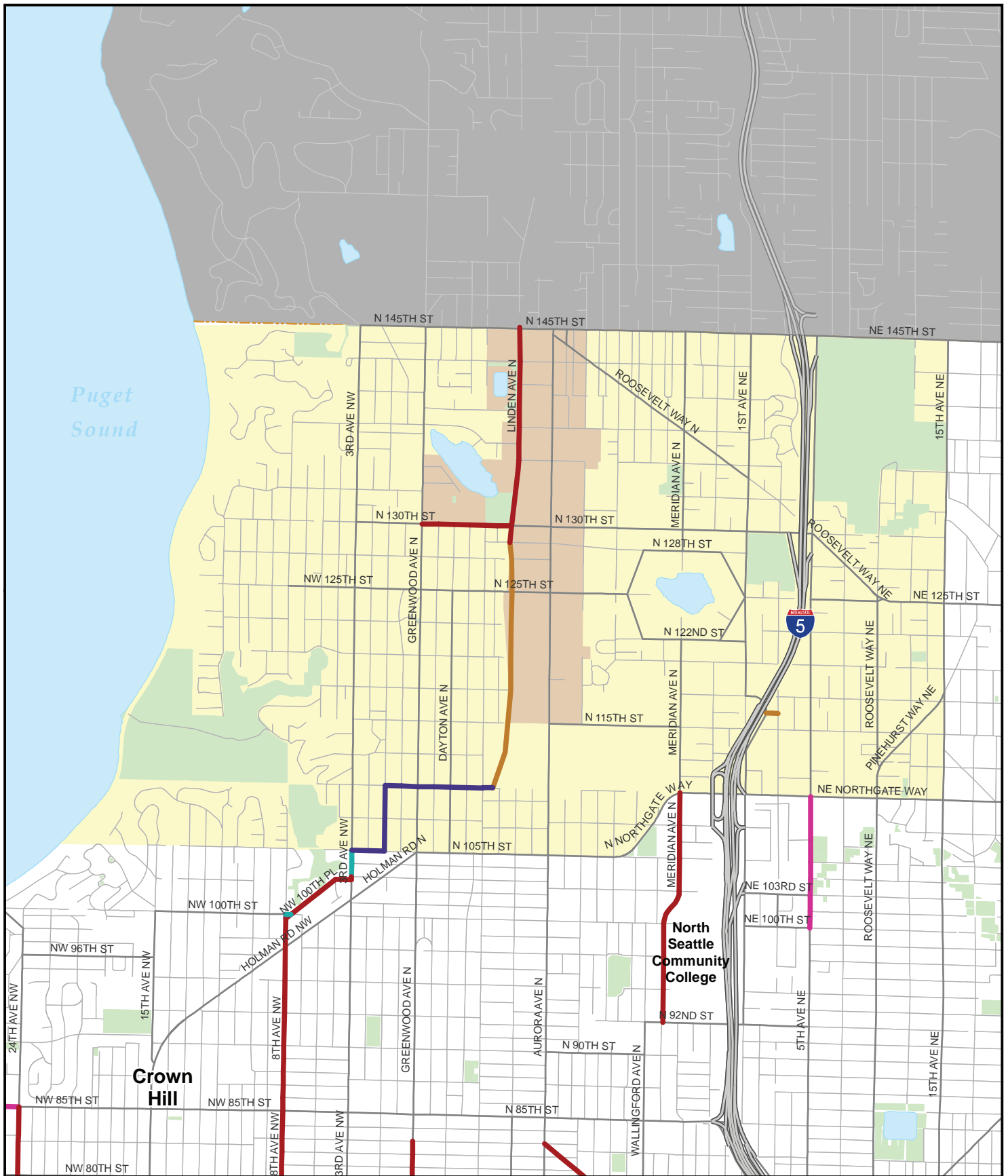


Source: 2000 Census (SF-3 block group estimates)

Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

DRAFT



Broadview-Bitter Lake-Haller Lake

Existing Bicycle Facilities

Wide Outside Lane/Paved Shoulder

Bicycle Boulevard

Multi-use Trail

Shared Roadway

Bike Lanes

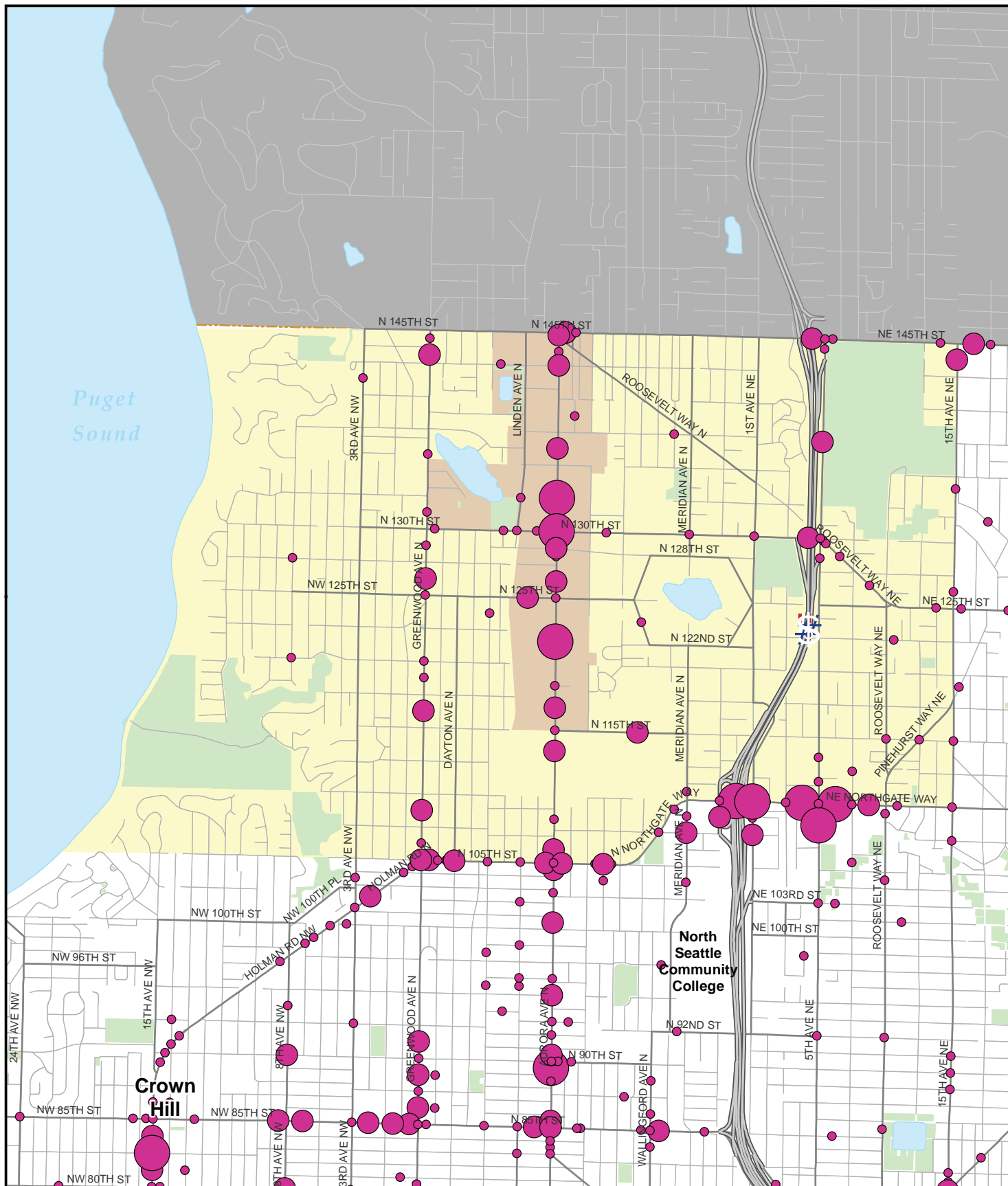
Sharrows

Climbing Lane

0 0.3 0.6 1.2 Miles



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Broadview-Bitter Lake-Haller Lake

Car Collisions 2008



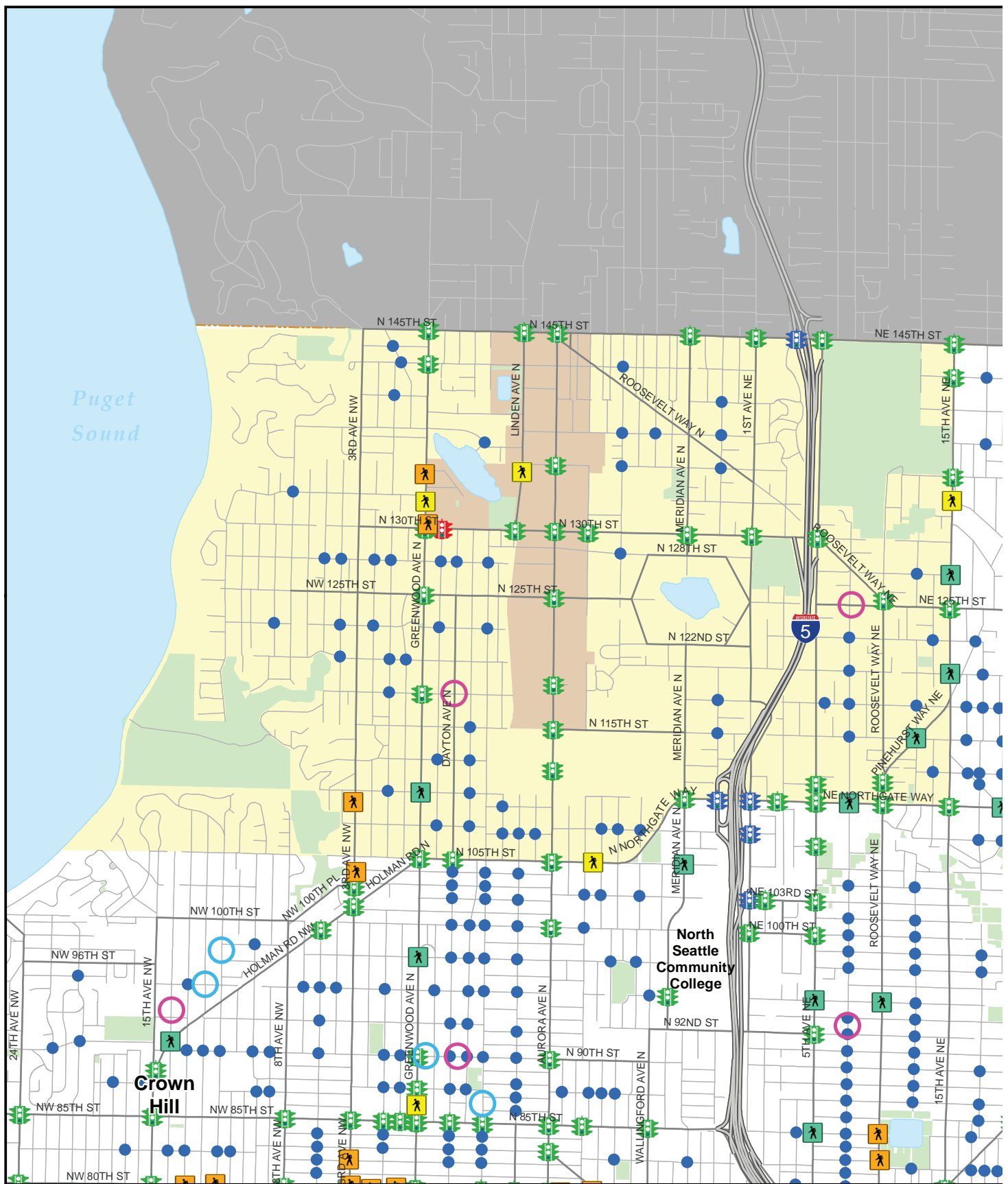
0 0.25 0.5 1 Miles



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Broadview-Bitter Lake-Haller Lake

0 0.25 0.5 1 Mile

NSF Projects

2008

2009

Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk

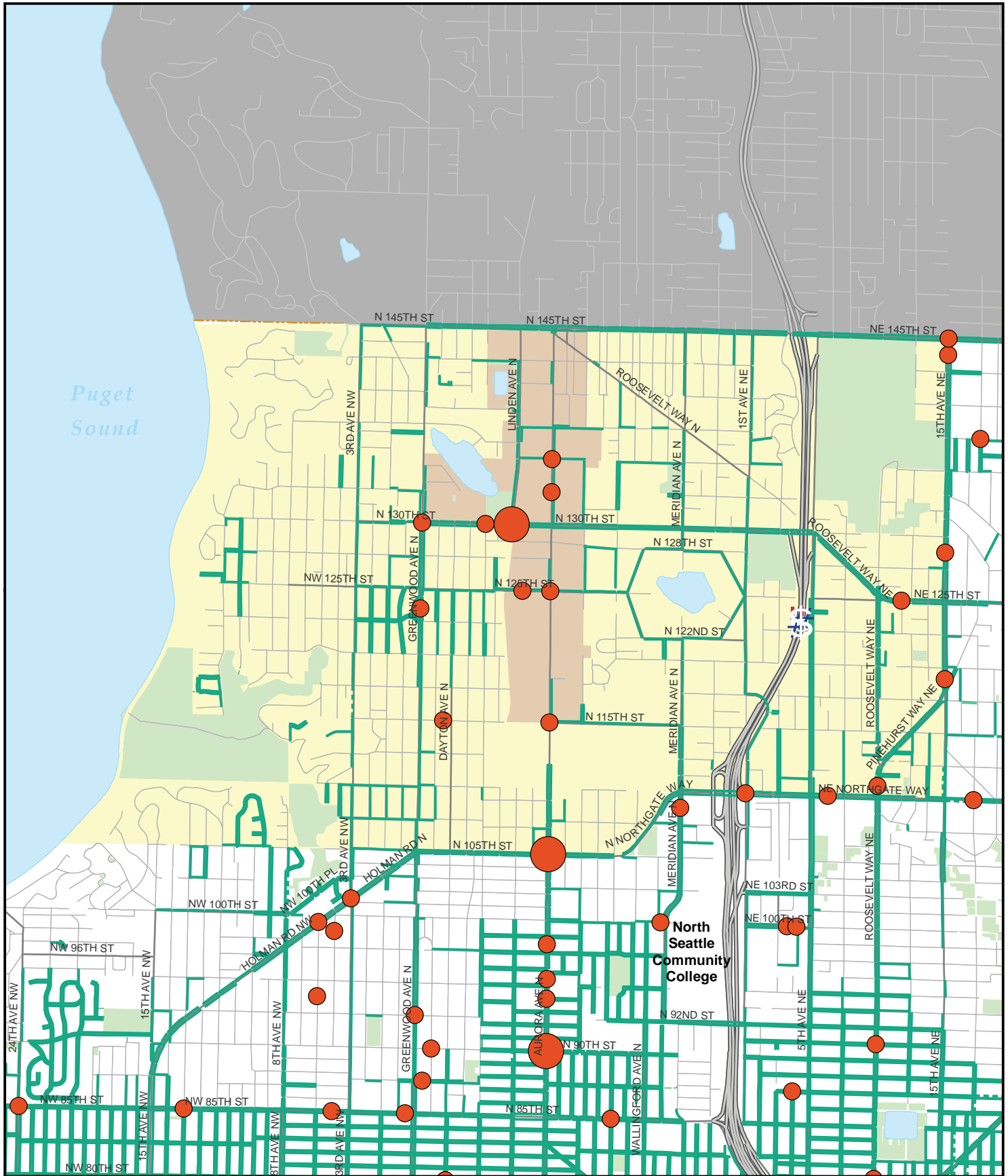


School Beacon



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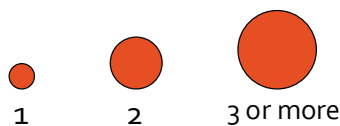
Broadview-Bitter Lake-Haller Lake

0 0.25 0.5 1 Miles

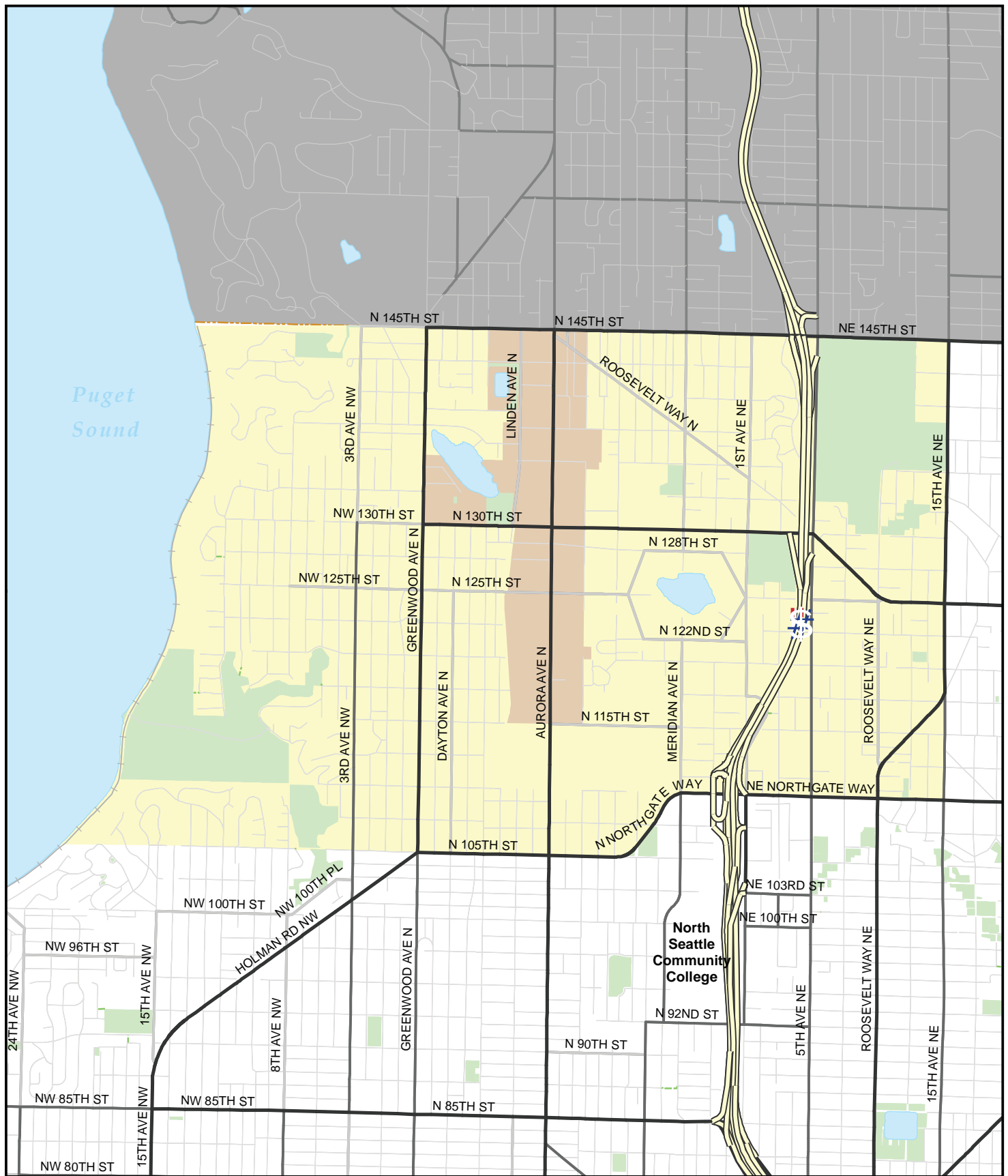
Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway













Pedestrian or Bicycle Collisions with Vehicles 2008



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Broadview-Bitter Lake-Haller Lake

- | | | |
|---|--|--|
|  Urban Village | Street Class |  Collector Arterial |
|  Neighborhood Planning Area |  Interstate Freeway |  Non-Arterial |
|  LINK Stations |  State Highway |  Walkway |
|  LINK Light Rail |  Principal Arterial |  Railroad |
| |  Minor Arterial | |

0 0.25 0.5 1 Miles

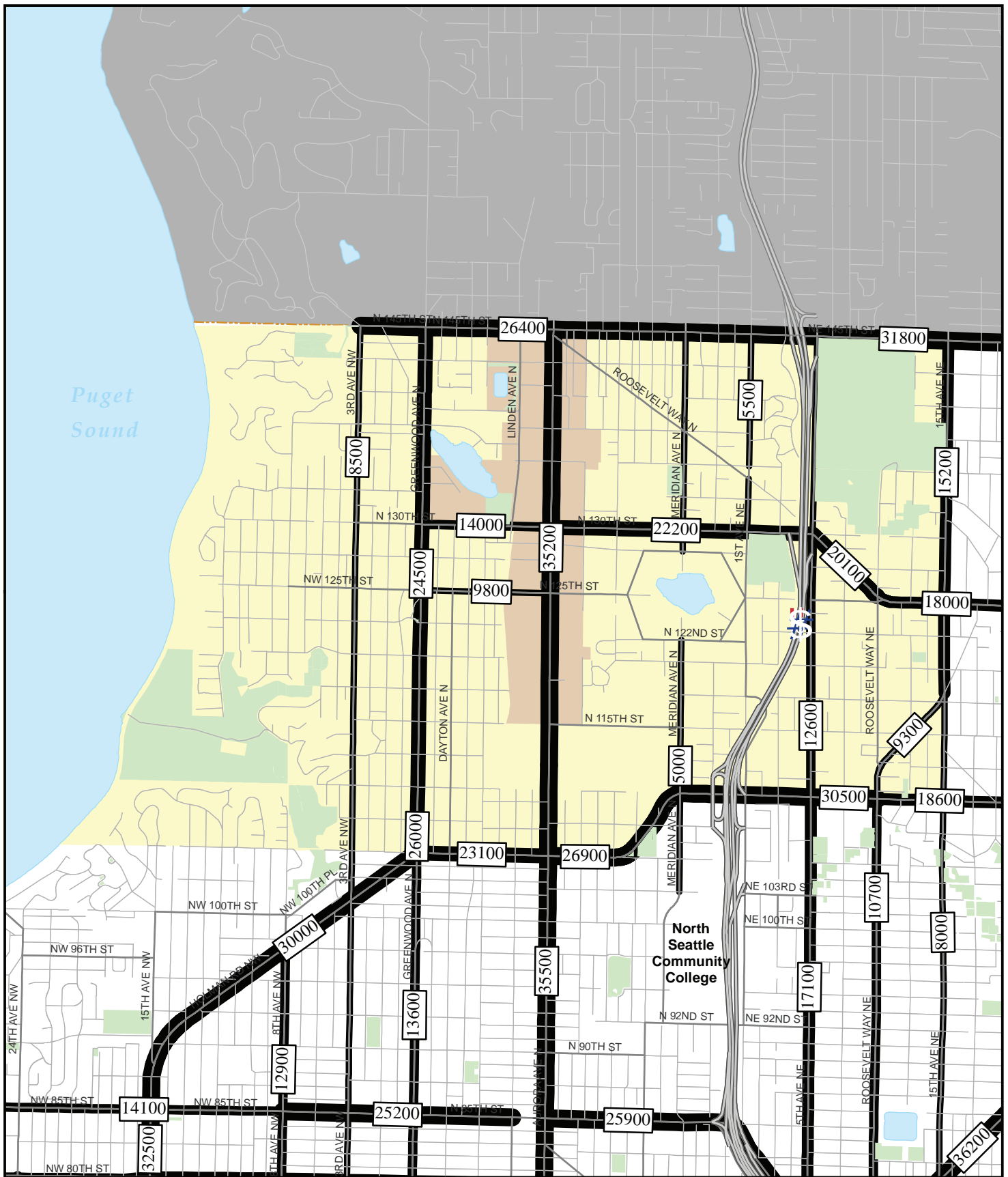


- Main Street
- Mixed Use Street
-  Commercial Connector
- Local Connector
- Regional Connector
-  Industrial Access Street



Seattle Department of Transportation

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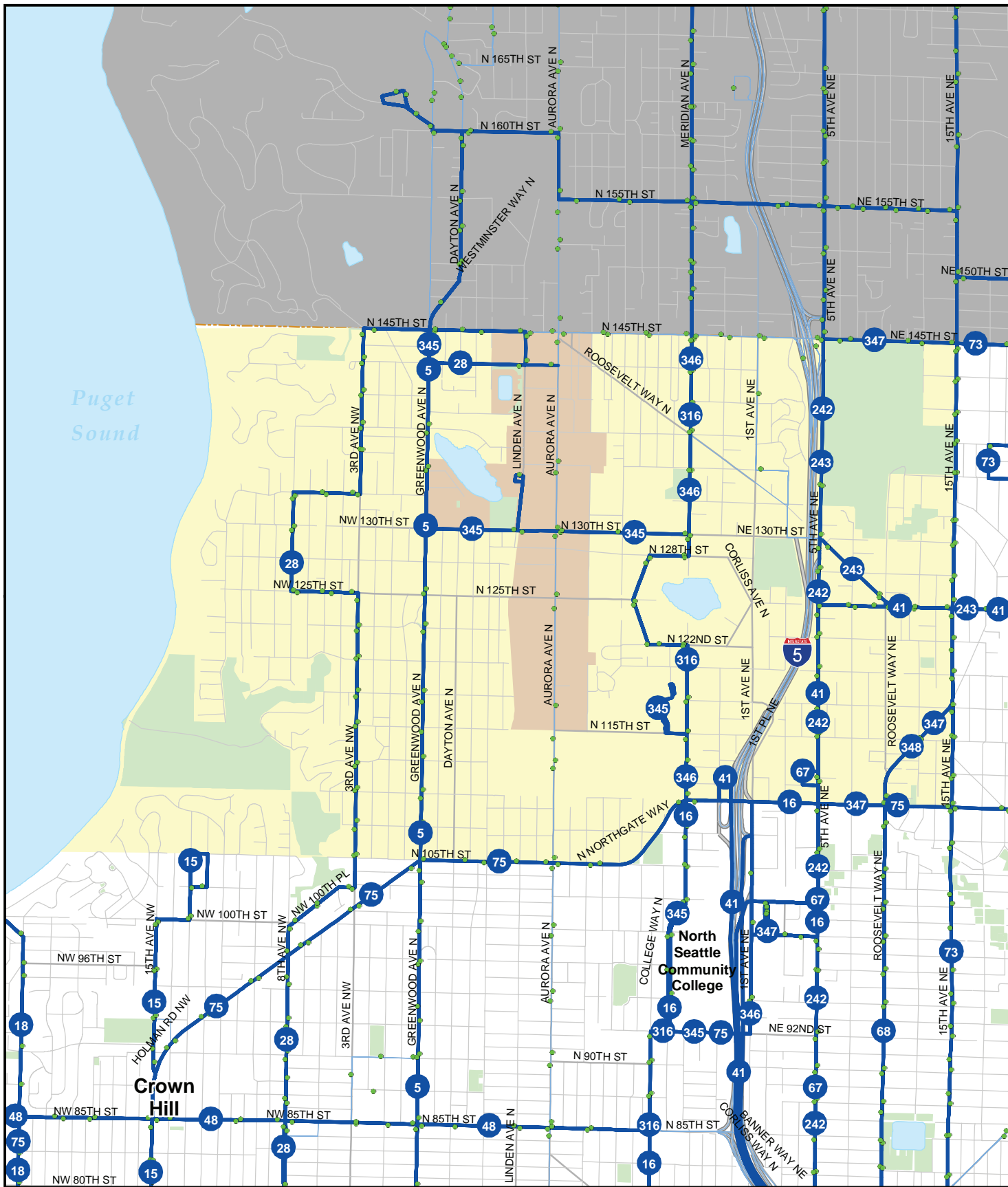
Traffic Flow



0 0.25 0.5 1 Miles



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Broadview-Bitter Lake-Haller Lake

Transit Routes

- Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.25 0.5 1 Miles



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BROADVIEW-BITTER LAKE-HALLER LAKE CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 24	401 N 130th	EMS: 78% in 4 mins, Fire: 68% in 4 mins, Engine co.	
Police Station	North Pre-cinct	1004 College Way N	32.04 sq.ft. service area, 1990 population 228,659	
Schools	Broadview-Thompson Elementary	13052 Greenwood Ave N	575 students	
	All 10 Middle Schools			
	All 11 High Schools			
Library	Broadview Branch	12755 Greenwood Ave	8161 sq.ft	
P-Patch	Haller Lake P-Patch	13045 1st Ave NE	52 Plots	

Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



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BROADVIEW-BITTER LAKE-HALLER LAKE PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Bitter Lake Res Open Space Pk	Linden Ave. N and N 143rd St.	2.9						X	
Bitter Lake Playfield	13035 Linden Ave. N	7.5	X	X	X		X		X
Broadview Park	Greenwood Ave. N and N 122nd St.	0.1							
Carkeek Park	950 NW Carkeek Park Rd	186		X				X	X
Helene Madison Pool	13401 Meridian Ave N	4.2				X			
Jackson Park Golf Course	1100 NE 135th St								X
Llandover Woods Greenspace	NW 145th St. and 3rd Ave. NW	9.1							
*Mineral Springs Park	1500 N 105th St.	4							X
Northacres Park	12718 1st Ave NE	20.7		X	X	X		X	X
Pinehurst Playground	12029 14th Ave NE	1.3		X		X			
Victory Creek Park	1059 Northgate Way	1.0		X					

* Park is adjacent to Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update: <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan: <http://www.seattle.gov/parks/Horticulture/VMP/Viewpoints.htm>
- Parks Golf Master Plan Update: <http://www.seattle.gov/parks/athletics/golfcrse.htm>
- Citywide Skatepark Plan: <http://seattle.gov/parks/projects/Skatepark.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, the Northwest Sector has gained five new parks including the Bitter Lake Reservoir open space development, Greenwood Park, Ballard Commons Park, Linden Orchard Park and Fremont Peak Park which altogether add eight acres of Usable Open Space to the Northwest Sector. Five additional park acquisitions have been made in the Northwest Sector that do not meet Usable Open Space criteria including A.B. Ernst Park in Fremont, the Wallingford Steps in Wallingford and Thyme Patch Park, the 6th Avenue NW Pocket Park and a property at NW 63rd and 17th NW in the greater Ballard area.

- **BitterLake Reservoir Open Space Park** – The Pro Parks Levy provided \$489,725 project costs of planning, design and construction. The project goal was to develop public open space amenities around Bitter Lake Reservoir, implementing policy LU-6-3 of the Broadview - Bitter Lake - Haller Lake Neighborhood Plan.
- **Carkeek Park** – The Pro Parks Levy provided \$515,500 project costs of planning, design and construction. Bridge and trail improvement work was completed in late 2004. Trail improvements and community planting efforts will reduce siltation of the creeks. Carkeek visitors now enjoy a solid path leading down into the park at the Eddie Mcabee Entry, and a new bridge, stair and trail additions keep people and pets out of creeks along the South Ridge Trail (Norcross Entry). The first phase of large scale invasive plant species removal took place above the Salmon Slide play area in accordance with the Carkeek Park Forest Management Plan. Removal work extending all the way up to the north meadow. The community has provided valuable input to help shape these signs as well as new interpretive signs of the Piper Orchard and Salmon Slide play area.
- **Haller Lake Community Street End** - The Pro Parks Levy Opportunity Fund provided \$150,000 for this park development project. A grant from King County provides \$75,000 for this park development. This project improved N. 125th Street end. The project includes new pathways, shoreline erosion control, habitat improvements, viewing and picnic areas, and new planting..
- **Mineral Springs Park** – The Pro Parks Levy Opportunity Fund provided \$722,000 costs of planning, design and construction. The Friends of Mineral Springs Park, in association with Charles Anderson Landscape Architecture, worked to develop a concept plan for site development. The final concept focused on two features: an art walk and renovated disc golf course.

Neighborhood Programs

The Bitter Lake Night Program - The Bitter Lake Late Night Program runs year round on Friday and Saturday evenings from 7pm-12am. The Late Night program averages 50 teens per night, and the teens are a diverse group of boys and girls, ages ranging from 13-19. The Late Night program staff provide a safe and positive place for the teens to participate in activities in a fun environment. The funding and support of this youth life-saving program allows teens to participate for free and gives them an alternative to the at-risk choices that are presented to them on a daily basis.

Bitter Lake Teen Program - Bitter Lake Community Center averages 25-40 teens per day as a result of the Teen Development Leader's work of establishing positive relationships and the hard work put into creating and implementing programs, using the developmental assets as a guide and tool. The teens are made up of different cultures and races, and range in age from 11-17. The teens participate in weekly activities such as swimming, tutoring, cooking projects, large motor activities, service projects and field trips to various locations across the city. Because of the continued funding, most programs are free for the youth and so they are able to participate in as much as possible. The daily teen program provides the youth with a safe and positive place to make new friends and learn to work together as a team within the community.

Bitter Lake's Annual Multi-Cultural Dinner and Concert - The Bitter Lake Community Center has held a wonderful evening of delicious foods and beautiful music from around the world as a result of Neighborhood Planning and an increase in immigrant populations within the Bitter Lake Neighborhood. The annual special event was created to bring together the different cultures from the community and opened our doors to the immigrant populations within our neighborhood. Last year's event brought together over 250 community patrons and opened communication between neighbors and community members alike.

Bitter Lake Hub Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

Bitter Lake Playfield and the new open space at the Bitter Lake Reservoir provide significant Village Open Space for the Bitter Lake Hub Urban Village, specifically at the north end of the village and in areas west of Aurora Avenue North. However, no Village Open Space is accessible to village locations east of Aurora, leaving an open space gap in over half of the hub urban village. It should be noted that most of the southwest portion of the urban village west of Aurora between N 125th and N 115th is fully utilized by the existing Evergreen-Washelli cemetery property.

Population-based Goals: 1 acre Village Open Space per 1,000 households

Usable Open Space needed to meet 2004 Open Space Household Goal 2.01 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.81 acres

Existing Usable Open Space within Urban Village Boundary 10.36 acres

Existing Usable Open Space within and abutting Urban Village Boundary 10.36 acres

Population-based goal result Goals met



Gaps in Usable Open Space - Bitter Lake



1,000 0 1,000
Feet

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Map date: June 8, 2009

Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.

LEGEND

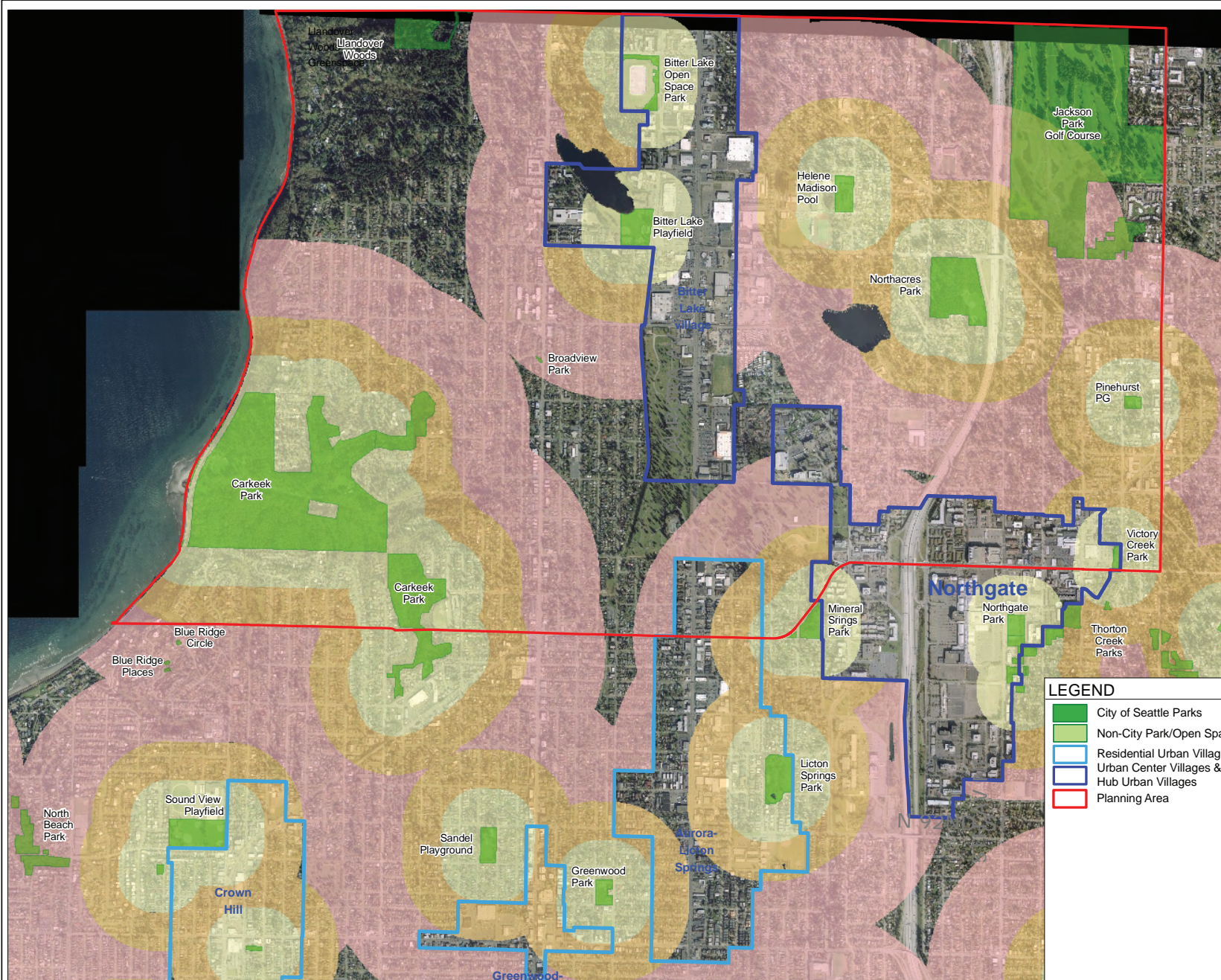
- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 mile

1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile



BROADVIEW-BITTER LAKE-HALLER LAKE HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Bitter Lake - (North Seattle D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$936	\$787	\$849	\$988
2000 and newer	\$1,096	\$942	\$1,004	\$1,072
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$746	\$765	\$828	\$897	\$936

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Ballard/Greelake/Greenwood MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	224	\$395,000	66	\$274,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

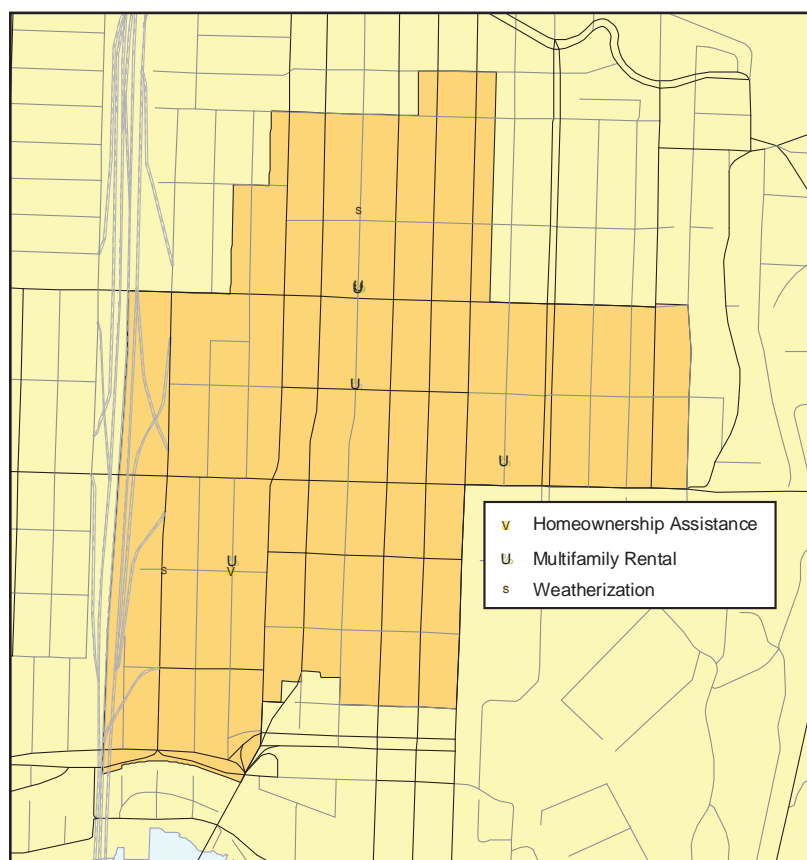
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Broadview-Bitter Lake-Haller Lake Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
1 unit	5 locations / 100 units	2 locations / 2 units